

Development Services Department

NEWSLETTER - Volume 1, Issue 3



"Development Services...guiding today, shaping tomorrow."

**Administration • Planning • GIS
Codes • Community Development • MTPO**

Inside This Issue:

	1
Planning/GIS	2
Codes	3
Community Development	4
MTPO	5
Announcements & Upcoming Events	6

Downtown Revitalization

The Codes Division of the Johnson City Development Services Department will be evaluating buildings and properties for code and property maintenance violations in the downtown area within the next couple of weeks. There are many safety concerns that have been brought to our attention that need to be addressed immediately for the safety of pedestrians and all inhabitants of downtown. Most of the concerns are falling bricks and trip hazards that have been identified due to broken down spouts and other complications. Our goal is to address all safety issues first and foremost; then identify all property maintenance violations that could develop into safety violations in the near future. We are making an effort to prevent the deterioration of the existing buildings for the safety of our citizens.



who fail to develop a reasonable action plan, may be cited to City Court. Please partner with us to keep our downtown safe and to protect the property values of the downtown.

Everyone have a fun and safe holiday season!!

Administration

Angie Carrier

Development Services
Director

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Dustin King Daniels

Administrative Coordinator
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We will be addressing these concerns in phases within the downtown. * Please note the map with phases listed under the Codes section of the newsletter.

Our Codes Division will be sending letters to notify all property owners of any violations that need to be addressed. In an effort to work with property owners whose buildings are cited for violations, we have extended an invitation to meet one-on-one to review the violations in detail, and to assist in developing a reasonable timeline for an action plan. This action plan must be approved by Dave Jenny, Chief Building Official. Property owners,

Angie



Planning

Planning

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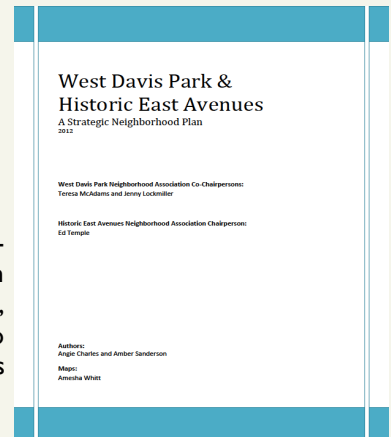
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Latest Neighborhood Plan Completed

The West Davis Park and Historic East Avenues Neighborhood Plan was completed in September. The plan addresses the concerns of neighborhood residents, property owners, and business interests in an attempt to preserve the livability and long-term viability of this neighborhood.



City's Development Coordinator Receives Award



Pictured: Karen Hundt and Steve Neilson
Photo and Press Release provided by TAPA.

The Tennessee Chapter of the American Planning Association awarded its highest honor to one of our very own. Mr. Steve Neilson accepted the DISTINGUISHED PLANNER AWARD and was inducted into the TENNESSEE PLANNING LEADERSHIP COUNCIL by the chapter during their annual conference held in Memphis, TN on October 18, 2012. The TN PLC Distinguished Planner Award was established by the Chapter in recognition of members who have illustrated contributions to the Chapter, as well as, demonstrated enhancement in planning research, ordinance development, regulation, plan preparation, and the overall profession of planning in the State of Tennessee.

Steve Neilson, AICP, is the Development Coordinator for the City of Johnson City Development Services Department- Planning Division. He has been with the City since May of 1995 and has been very active in the chapter throughout his career in Tennessee. He also serves as adjunct faculty with ETSU's graduate program in Public Management Program providing relevant planning lessons in theory and site design to students. Many of those graduates have landed successful planning jobs within the area and have become involved with TAPA, as well. He supervises the development functions of the Planning Division, as well as, serves on many boards and committees throughout the region.

GIS

GIS

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Angie Charles, Sr. Planner, made a visit to Indian Trail Intermediate School on Friday, October 12th to conduct the Box City exercise with Bonnie Donnelly and her EduCare students during their last day of fall break. "I think everyone had a great time. The kids were so smart and they built the best city ever!" Charles said.



Codes

Codes

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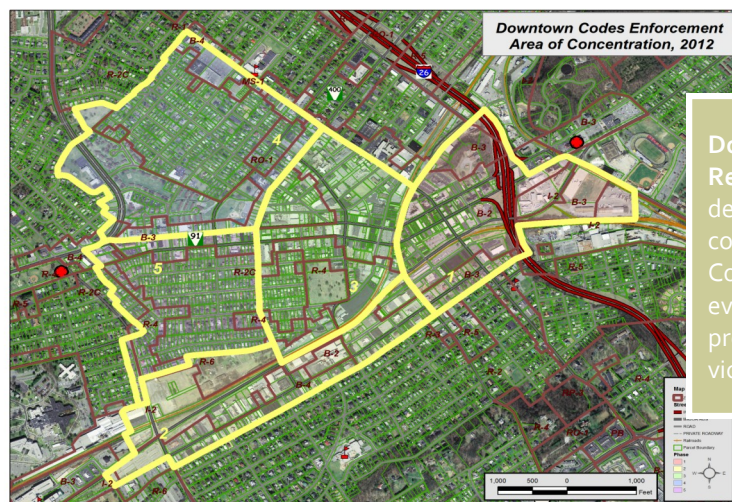
Codes Enforcement Officer
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Paul Morrison was promoted to Codes Enforcement Officer II, in October, after passing tests administered by the ICC (International Code Council) to become certified as a Property Maintenance and Housing Inspector and Zoning Inspector. These tests covered material in the 2012 International Property Maintenance Code, 2012 International Residential Code, 2012 International Zoning Code, and the 2002 Legal Aspects of Code Administration Code. The certifications are current for 3 years and will be renewed by obtaining continuing education credits on building trades, zoning issues, legal issues, and updates.

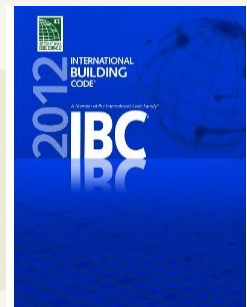
Promotion & New Hire

Dave McClelland accepted the position of Plans Examiner in September. Dave grew up in a rural community just South of Pittsburgh, PA. After earning degrees in Architecture and Environmental Design from Ball State University in Muncie, IN, he attended Graduate School at ETSU where he met his wife, Logan. They have two children, Ruby Ruth-3 and Harvey Jack-2, and expecting a third child in a few months. Dave is very excited to bring his love of personal interaction and 14 years of experience in the fields of construction and design to his position. He believes Johnson City is on the forefront of a time of great progress and development and is anxious to be a part of the team at City Hall.



Downtown Revitalization - map depicting the areas of concentration that the Codes Division will be evaluating for code and property maintenance violations.

Upcoming 2012 Building Codes - The Codes Division is currently reviewing the 2012 International Codes for adoption in 2013. We will be wanting feedback and comments from the development and building community on these updates. If you are interested in serving on the 2012 Codes Review Committee, please contact Dave Jenny, Chief Building Official by Friday, December 14th at: djenny@johnsoncitytn.org.



Community Development

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Diane Bradley

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Community Development

The Affordable Housing Landscape– Summer/Fall 2012 (July 2012 - November 2012)	
Households Assisted into Homeownership	5
Homeowners Assisted with Rehabilitation:	
• Emergency (under \$10,000)	4
• Substantial (\$10,000 – 25,000)	2
Homeowners Assisted with Reconstruction of Homes	2
Acquisition/Rehabilitation of Rental Units	10
Infrastructure Construction Continues on the Village at King Springs Subdivision:	
• Single-family units	17
• Senior multi-family units	24

COMMUNITY DEVELOPMENT DIVISION HOSTS VETERANS HOUSING/SERVICES SYMPOSIUM

The City's Community Development Division, along with the Johnson City Housing Authority, hosted a Veterans Housing and Support Services Symposium at the Carnegie Hotel on Monday, November 12, 2012. The symposium was to demonstrate the need for veterans housing and support services in the area, and to learn more about the existing housing and support services that are available in our area. Speakers for the symposium included:

1st District Congressmen Phil Roe, a ranking member of the U.S. House Veterans Affairs Committee; Ed Ellis, Field Office Director for the Knoxville -HUD Office; Charlene Ehret, Director of the Mountain Home V.A. Center; and various veterans housing and program providers throughout the area. Over forty persons were in attendance at the symposium.

COMMUNITY DEVELOPMENT DIVISION CONDUCTS NEIGHBORHOOD WALK-THROUGHS

During the month of November, the City's Community Development Division has coordinated walk-throughs in two neighborhoods to update their property conditions data base. Leaders from the Southside and West Davis Park neighborhoods have participated in these walk-throughs and will meet in the next couple of months to prioritize problem properties in the neighborhood for either rehabilitation, demolition/re-construction or new construction on open residential lots.

- Additional neighborhood walk-throughs are scheduled over the next several weeks in the Carnegie and Pine Grove Park neighborhoods.

BOARD SPOTLIGHT

Members of the
Housing and Community
Development Citizens
Advisory Board

Lynn Armstrong

Jimmy Mucha

Phillip Cox

T. Henry (Tod)
Jablonski, Jr.

Michael Adkins

Wilma Campbell

Amber Floyd Lee

Rev. Lon Tobin

Jenny Lockmiller

Ernie Stoltzfus

Clay Hixson

Jeff Keeling

Colin Johnson

Metropolitan Transportation Planning Organization (MTPO)

MTPO

Glenn Berry

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Manager
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2012 TDOT Project Tour Held

On October 18th, the 2012 Tennessee Department of Transportation Project Tour, with Commissioner Schroer, took place at the Carnegie Hotel. TDOT staff, City staff, and many others were present for an informal overview of projects and a bus tour to conclude. These projects are located in Washington County. Two projects being the Interchange at SR-75 (Exit 13), which has been fully funded; and the Interchange at SR-354 (Exit 17), which is in preliminary engineering phases.



Pictured: TDOT Commissioner John Schroer

2040 Long Range Transportation Plan Update

The draft of the 2040 Long Range Transportation Plan for the Johnson City MTPO has been reviewed by the Tennessee Department of Transportation. All comments on the plan were successfully answered by the consulting firm RPM, Transportation Consultants, LLC., and the Johnson City MTPO. The draft plan has been submitted to the Federal Highway Administration and the Federal Transit Administration for their review and comment. They have 30 days for the review, and the LRTP is ahead of schedule for adoption next year.

Berry Elected Chairman of the LEPC

Glenn Berry was elected, in November, as the Chairman of the Washington County/ Johnson City Local Emergency Planning Committee (LEPC). The Washington County Local Emergency Planning Committee consists of members from private industry and government. The mission of the LEPC is to facilitate training efforts as it relates to hazardous materials and to develop procedures to ensure the community's right to know as outlined in Superfund Amendments and Reauthorization Act (SARA) of 1986, as amended.



City's Transportation Planning Coordinator Receives an Award

At the annual meeting of the First Tennessee Development District, held in Gatlinburg, Glenn Berry was recognized by the FTDD Board as a "valued partner", and presented with a plaque. The recognition was for guidance, technical assistance, and overall support for the First Tennessee Development District's recently established GIS Division. The FTDD is a member of the Johnson City MTPO Executive Staff and their Board is comprised of the Mayors of the eight county region for the Development District, which includes the Johnson City MTPO region.

www.jcmpo.org

DEVELOPMENT SERVICES

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Open House - Development Services Department, Friday, Dec. 7th @ 9 a.m.

BBC – Board of Building Codes, 1st Tuesday @ 4 p.m., only as needed

BDSR – Board of Dwelling Standards, 4th Thursday @ 7 p.m., no meetings in Nov. and Dec.

BZA – Board of Zoning Appeals, 2nd Tuesday @ 9 a.m.

HZC – Historic Zoning Commission, 4th Tuesday @ 5:30 p.m.

H/CD – Housing & Community Development Citizens Advisory Board, 4th Thursday @ 12 p.m., no meetings in June or Dec.

JCNPSC – Johnson City Neighborhood Partnerships Steering Committee, 4th Tuesday @ 11:30 a.m.

JCRPC – Johnson City Regional Planning Commission, 2nd Tuesday @ 6 p.m.



Announcements and Upcoming Events



- **Historic Zoning Commission**- The City of Johnson City is accepting applications for two appointments to the Johnson City Historic Zoning Commission. Accepting applications until December 14, 2012 and applicants must be residents of the city.
- **Development Services Department Open House** - scheduled for December 7th from 9 a.m. -11 a.m. in the Administration Conference Room, City Hall.
- **J. C. 101 - The divisions within the Development Services Department recently took part in the Fall J.C. 101 program.** This program is offered during Spring and Fall, and consists of 24 hours of government information provided by all departments of the City. It has been designed for the benefit of all citizens of Johnson City to enhance and develop citizen awareness and understanding of the government's role in the community, as well as, achieve the information and background necessary to address community issues and work together for the enhancement of our community.
- **At the September 20, 2012 City Commission meeting, Ordinance 4441-12 was passed at third reading to amend Article VI, Use Requirements by District of the Zoning Ordinance of Johnson City, Tennessee concerning revisions to the HCO (Highway Corridor Overlay) zoning district, the addition of a DO (Design Overlay) zoning district, and the deletion of the CCO (City-County Overlay).** Updated copies can be found at :<http://www.johnsoncitytn.org/uploads/files/devservices/planning/zoningcodes/ART%2006-28,%20CO.pdf> and <http://www.johnsoncitytn.org/uploads/files/devservices/planning/zoningcodes/ART%2006-30,%20DO.pdf>.
- **At the November 1, 2012 City Commission meeting, Ordinance 4464-12 was passed at third reading to amend Article VII, Sign Regulations of the Zoning Code Ordinance of Johnson City, Tennessee.** An updated copy can be found at: <http://www.johnsoncitytn.org/uploads/files/devservices/planning/zoningcodes/ART%2007,%20Sign%20Reg.pdf>.
- **At the November 15, 2012 City Commission meeting, Ordinance 4468-12 was passed at third reading to amend Article XIV, Amendments of the Zoning Ordinance of Johnson City, Tennessee concerning revisions to notification and the posting of signage on property.** An updated copy can be found at: <http://www.johnsoncitytn.org/uploads/files/devservices/planning/zoningcodes/ART%2014,%20Amendments.pdf>.
- **Congratulations!!!** - to Cindy Bogart, temporary Secretary for the Planning Division. Cindy was promoted to a full-time Secretary position for the Parks and Recreation Department in October.



...or tell us what you think! Comments, Concerns, Questions....

Send to: dkingdaniels@johnsoncitytn.org

The *Development Services Newsletter* is a quarterly publication designed by the department.
Editor: Dustin V. King Daniels

Check out our new web page!
www.johnsoncitytn.org